

City Council  
Atlanta, Georgia

**06-O-0571**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-06-20**  
Date Filed: 2-14-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at a **portion of 3300 Northside Parkway and 3303 Howell Mill Road, N.W.**, be changed from the RL-C (Residential Limited Commercial) Districts to the O-1-C (Office Institutional-Conditional) District , to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 197, 17<sup>th</sup> District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CONDITIONS FOR Z-06-20 for a portion of 3300 Northside Parkway, NW**

- 1) The property shall be used *only* for a 4-story parking garage which will be accessory parking for the office buildings on the adjacent parcel; the top level of the parking garage shall be a landscaped garden and to the extent that any level of the garage are visible above grade they will be screened with *an architectural treatment on the exterior and* landscaped screening, including trees, to also be utilized along Howell Mill Road.
- 2) The subject property shall be combined with the adjacent O-I property to the south prior to issuance of any permits.

amended

LEGAL DESCRIPTION  
SunTrust - Dorsey Parcel

All that tract or parcel of land lying in and being in Land Lot 197 of the 17th District of Fulton County, City of Atlanta, Georgia, and being more particularly described as follows:

Commencing at the common land lot corner of Land Lots 182, 181, 197, and 198;

THENCE, along the northerly land lot line of Land Lot 197, North 88 degrees 39 minutes 14 seconds West for a distance of 79.90 feet to a point on the southerly right-of-way line of Northside Parkway (having a 100 foot right-of-way);

THENCE, along said southerly right-of-way line, North 50 degrees 11 minutes 45 seconds West for a distance of 45.17 feet to a point at the intersection of said right-of-way line and the common line between that parcel now or formerly owned by Forum I and that parcel now or formerly owned by SunTrust Bank;

THENCE run along said common line the following courses and Distances:

THENCE South 00 degrees 03 minutes 49 seconds West for a distance of 128.62 feet to a point;

THENCE South 39 degrees 29 minutes 31 seconds West for a distance of 211.74 feet to a point;

THENCE South 74 degrees 58 minutes 30 seconds West for a distance of 20.73 feet to the POINT OF BEGINNING;

THENCE, leaving said common line, run South 74 degrees 58 minutes 30 seconds West for a distance of 28.23 feet to a point;

THENCE South 74 degrees 58 minutes 30 seconds West for a distance of 244.88 feet to a point;

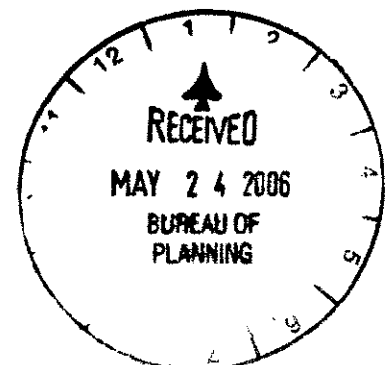
THENCE North 24 degrees 16 minutes 30 seconds West for a distance of 67.94 feet to a point;

THENCE North 06 degrees 19 minutes 25 seconds East for a distance of 127.70 feet to a point;

THENCE North 42 degrees 21 minutes 25 seconds East for a distance of 87.66 feet to a point at the intersection of said right of way line and a proposed property line running through that parcel now or formerly owned by SunTrust Bank;

THENCE, along said proposed line, South 50 degrees 05 minutes 19 seconds East for a distance of 284.97 feet to the POINT OF BEGINNING.

Said property contains 0.92 acres or 40,087 square feet.



Z-06-20

**CONDITIONS FOR Z-06-20 for a portion of 3300 Northside Parkway, N.W.**

1. The property shall be used for a 4-story parking garage which will be accessory parking for the office buildings on the adjacent parcel; the top level of the parking garage shall be a landscaped garden and to the extent that any level of the garage are visible above grade they will be screened with landscaped screening, including trees, to also be utilized along Howell Mill Road.
  2. The subject property shall be combined with the adjacent O-I property to the south prior to issuance of any permits.
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06-0-0571

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-06-20  
Date Filed: 2-14-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3284 and a portion of 3300 Northside Parkway and 3303 Howell Mill Road, N.W.**, be changed from the O-I (Office Institutional) and RL-C (Residential Limited Commercial) Districts to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 182, 17<sup>th</sup> District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION  
PARCEL E

All that tract or parcel of land lying in and being in Land Lot 197 of the 17th District of Fulton County, City of Atlanta, Georgia, and being more particularly described as follows:

Commencing at the common land lot corner of Land Lots 182, 181, 197, and 198;

THENCE, along the northerly land lot line of Land Lot 197, North 88 degrees 39 minutes 14 seconds West for a distance of 79.90 feet to a point on the southerly right-of-way line of Northside Parkway (having a 100 foot right-of-way);

THENCE, along said southerly right-of-way line, South 50 degrees 11 minutes 45 seconds East for a distance of 349.97 feet to a point;

THENCE, leaving said southerly right-of-way line, South 40 degrees 07 minutes 55 seconds West for a distance of 328.20 feet to the POINT OF BEGINNING;

THENCE South 40 degrees 08 minutes 13 seconds West for a distance of 304.50 feet to a point;

THENCE North 50 degrees 11 minutes 45 seconds West for a distance of 124.63 feet to a point;

THENCE South 71 degrees 48 minutes 15 seconds West for a distance of 118.15 feet to a point on the easterly right-of-way line of Howell Mill Road (having a variable right-of-way);

THENCE along said easterly right-of-way line the following courses and distances:

THENCE along a curve to the left having a radius of 2394.00 feet and an arc length of 268.50 feet, being subtended by a chord of North 18 degrees 07 minutes 39 seconds West for a distance of 268.36 feet to a point;

THENCE North 68 degrees 38 minutes 28 seconds East for a distance of 5.00 feet to a point;

THENCE North 21 degrees 48 minutes 51 seconds West for a distance of 74.02 feet to a point;

THENCE North 24 degrees 16 minutes 30 seconds West for a distance of 67.94 feet to a point;

THENCE North 06 degrees 19 minutes 25 seconds East for a distance of 127.70 feet to a point;

THENCE North 42 degrees 21 minutes 25 seconds East for a distance of 87.66 feet to a point at the intersection of said right of way line and a proposed property line running through that parcel now or formerly owned by SunTrust Bank;

THENCE, along said proposed line, South 50 degrees 05 minutes 19 seconds East for a distance of 284.97 feet;

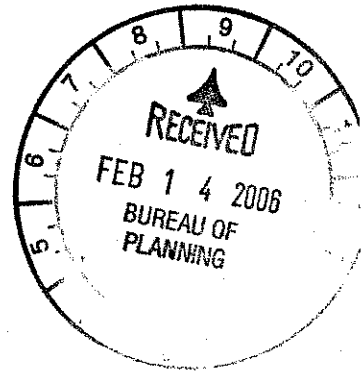
THENCE South 74 degrees 58 minutes 30 seconds East for a distance of 28.23 feet to a point;

THENCE, South 50 degrees 05 minutes 19 seconds East for a distance of 188.76 feet to a point;

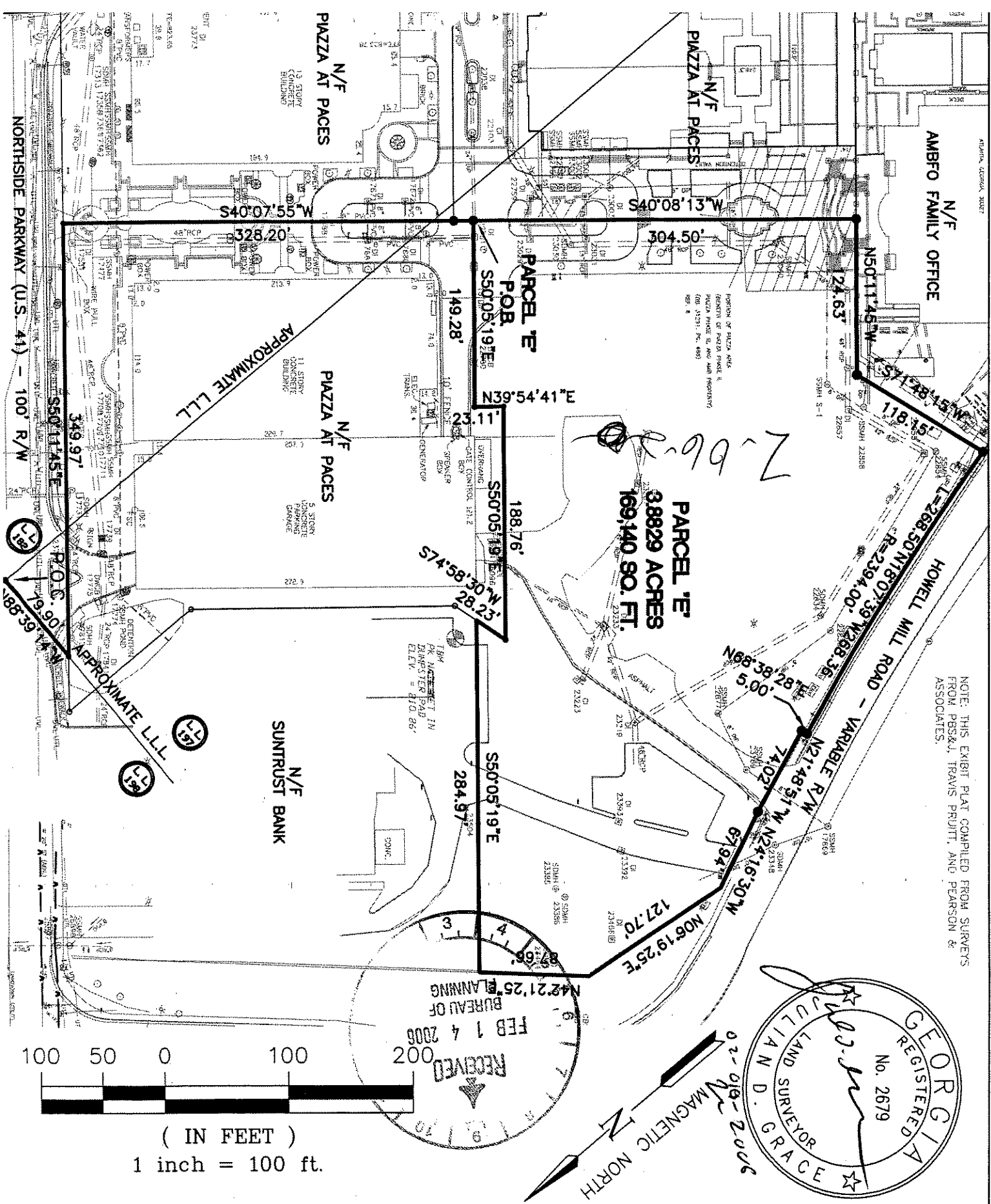
THENCE North 39 degrees 54 minutes 41 seconds East for a distance of 23.11 feet to a point;

THENCE South 50 degrees 05 minutes 19 seconds East for a distance of 149.28 feet to the POINT OF BEGINNING.

Said property contains 3.8829 acres or 169,140 square feet.



2-06-20



JOB NO. 061811 DRAWN E.M.H. CHECKED A.B.J.R. QC J.D.G. SHEET	<b>PROJECT</b> <b>PIAZZA AT PACES</b> EXHIBIT PLAT 3920 NORTHSIDE PARKWAY ATLANTA, GA 30327 LAND LOTS 182, 197, AND 198 - 17TH DISTRICT CITY OF ATLANTA, FULTON COUNTY, GEORGIA	5665 NEW NORTHSIDE DR. SUITE 400 ATLANTA, GEORGIA 770-933-0280 <b>PBS&amp;J</b>	<b>CLIENT</b> RONUS PROPERTIES	ORIGINAL 02/10/06 REVISIONS:
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RCS# 114  
3/06/06  
3:38 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

06-O-0567 0568 0569 0570 0571 0572 0573  
0574 0575 0576 0577 0566 TO ZRB & ZONING  
REFER

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 1

Y Smith	Y Archibong	NV Moore	Y Mitchell
NV Hall	Y Fauver	Y Martin	B Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE